This instrument prepared by:
Julia M. Alley
Hooper, Zinn & McNamee, PLLC
PO Box 546
Brentwood, TN 37024-0546

Record and return to:
Same as preparer

Karen Johnson Davidson County
Batch# 903152 DEEDWARRSP
08/15/2022 09:29:47 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220815-0092188

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
Ezzell Trust Scott M. Acrey, Trustee 2947 Cherrybark Court Hermitage, TN 37076	Same as New Owner	097-16-0B-004.00-CO

SPECIAL WARRANTY DEED TO TRUSTEE

For good and valuable consideration, receipt of which is hereby acknowledged, David Ezzell and Pamela Ezzell, husband and wife, hereinafter Grantors, do transfer and convey unto Scott M. Acrey, Trustee of the Ezzell Trust dated August 10, 2022, hereinafter Grantee, his successors and assigns, all of Grantors' right, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Towering Oaks, Phase 3 of record in Plat at Instrument No. 20170216-0015923, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to David Ezzell and Pamela Ezzell, husband and wife, by deed from Grandview Building Group, LLC, a Tennessee Limited Liability Company of record in Instrument No. 201803020019873, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to taxes for the current year and subsequent years and all easements, restrictions, covenants, liens, encumbrances and other matters of record.

This is improved property known as 2947 Cherrybark Court, Hermitage, Tennessee 37076.

To have and to hold the herein described real property, together with all estate, title, interest, appurtenances and hereditaments thereto belonging, to Grantee, his heirs, successors and assigns in fee simple forever.

Grantee, as Trustee, has the power and authority to protect, conserve, sell, lease, encumber or otherwise manage and dispose of the property as provided by law and the terms of the trust agreement. The property and its proceeds have the same immunity from the claims of Grantors' separate creditors as would exist if Grantors had continued to hold the property or its proceeds as tenants by the entirety. Tenn. Code Ann. § 35-15-510 applies to the property and its proceeds.

Grantors covenant with Grantee that Grantors are lawfully seized and possessed of the herein described real property; that Grantors have full power and lawful authority to sell and convey the herein described real property; that the title thereto is free, clear and unencumbered except as described herein; and, that Grantors do now and will forever warrant and defend the title to the herein described real property to Grantee, his heirs, successors and assigns against all persons claiming the same from, through or under Grantor, but not further or otherwise.

Deed prepared based on information and documents provided by the parties. No title examination has been performed by the attorney preparing this document. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 10th day of August, 2022.

David Ezzell
David Ezzell, Grantor

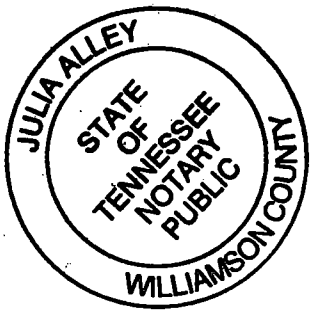
Pamela Ezzell
Pamela Ezzell, Grantor

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, personally appeared the within named Grantors, David Ezzell and Pamela Ezzell, with whom I am personally acquainted and who upon oath acknowledged he executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of August, 2022.

Julia Alley
Notary Public
My Commission Expires: 2-28-2026



State of Tennessee
County of Williamson

The actual consideration for this transfer is $0.00. The purpose of this transaction is to transfer the subject property to an irrevocable trust.

Subscribed and sworn to before me this
10th day of August, 2022.

Scott M. Acrey, Trustee, Grantee

Julia Alley
Notary Public
My Commission Expires: 2/28/2026

